

144.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

786,100 / 786,100

USE VALUE:

786,100 / 786,100

ASSESSED:

786,100 / 786,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
116		SCITUATE ST, ARLINGTON

Legal Description							User Acct
							93712
							GIS Ref
							GIS Ref
							Insp Date
							05/08/18

OWNERSHIP

Unit #:

Owner 1: HAYES ARTHUR R & ELLEN/TRS	
Owner 2: HAYES FAMILY REALTY TRUST	
Owner 3:	

Street 1: 116 SCITUATE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HAYES ARTHUR R & ELLEN -	
Owner 2: -	
Street 1: 116 SCITUATE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1644 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4712		Sq. Ft.	Site		0	80.	1.19	9									449,088						449,100	

PREVIOUS ASSESSMENT										Parcel ID	144.0-0001-0021.0	Entered Lot Size		Total Land:		Land Unit Type:		11200!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	101	FV	333,300	3700	4,712.	449,100	786,100		Year end	12/23/2021									
2021	101	FV	323,000	3700	4,712.	449,100	775,800		Year End Roll	12/10/2020									
2020	101	FV	323,100	3700	4,712.	449,100	775,900		775,900	Year End Roll	12/18/2019								
2019	101	FV	246,100	3700	4,712.	421,000	670,800		670,800	Year End Roll	1/3/2019								
2018	101	FV	254,200	3700	4,712.	348,000	605,900		605,900	Year End Roll	12/20/2017								
2017	101	FV	254,200	3700	4,712.	320,000	577,900		577,900	Year End Roll	1/3/2017								
2016	101	FV	254,200	3700	4,712.	291,900	549,800		549,800	Year End	1/4/2016								
2015	101	FV	240,000	3700	4,712.	286,300	530,000		530,000	Year End Roll	12/11/2014								

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date							
HAYES ARTHUR R	69918-590		9/12/2017	Convenience		99	No	No									
	13881-155		1/1/1980			40,000	No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
3/29/2019	434	Re-Roof	7,965	C						5/8/2018	MEAS&NOTICE	BS	Barbara S				
2/11/2003	83	Window/S	24,300							2/3/2009	Measured	336	PATRIOT				
11/30/1998	820	Manual	975							8/10/2005	Fieldrev-Chg	BR	B Rossignol				
										11/15/1999	Meas/Inspect	153	PATRIOT				
										12/1/1991		PM	Peter M				

 Sign: VERIFICATION OF VISIT NOT DATA

